

00560400/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

FAIRWAY GREENS CONDOMINIUM
ASSOCIATION, a Washington Non-Profit
Corporation

vs.

THE ESTATE OF HARRY S. KLEBS; ANY
UNKNOWN HEIRS, DEVISEES, OR LEGATEES
OF HARRY S. KLEBS; RICHARD A. KLEBS, as
personal representative of THE ESTATE OF
HARRY S. KLEBS; RICHARD A KLEBS, an
individual, and JANE or JOHN DOE KLEBS, an
individual, and the marital or quasi-marital
community composed thereof; SHANNELL M.
KLEBS, an individual, and JOHN OR JANE DOE
KLEBS, an individual, and the marital or quasi-
marital community composed thereof; CHRISTA M.
ARENDS, an individual, and DOUG ARENDS, an
individual, spouses and the marital community
composed thereof; ALSO PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT, TITLE,
LIEN, OR INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT HEREIN and
CIT BANK N.A. successor in interest to ONEWEST
BANK, N.A.

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 17-2-07799-2 KNT

JUDGMENT RENDERED ON	7/21/2017
ORDER OF SALE ISSUED:	8/25/2017
DATE OF LEVY:	9/12/2017

TO: THE ESTATE OF HARRY S. KLEBS; ANY UNKNOWN HEIRS, DEVISEES, OR LEGATEES OF
HARRY S. KLEBS; RICHARD A KLEBS and JANE or JOHN DOE KLEBS; SHANNELL M. KLEBS,
and JOHN OR JANE DOE KLEBS; CHRISTA M. ARENDS and DOUG ARENDS; ALSO PERSONS
OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT HEREIN (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

17516 149th AVE. SE #G-7, RENTON, WA 98058

UNIT G7, BUILDING G, FAIRWAY GREENS SURVEY MAP AND PLANS RECORDED IN
VOLUME 25 OF CONDOMINIUMS, PAGES 1 THROUGH 16, INCLUSIVE; AMENDED IN
VOLUME 33, PAGES 49 THROUGH 64, UNDER RECORDING NUMBER 7906261004 (RE-RECORD
OF RECORDING NUMBER 7905010852), AND AMENDMENTS THERETO IN KING COUNTY,
WASHINGTON; TOGETHER WITH PARKING SPACE G-7.
TAX PARCEL IDENTIFICATION NUMBER: 246870-0750

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME:	10:00 AM
DATE:	NOVEMBER 3, 2017
PLACE:	4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$10,420.05** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on NOVEMBER 3, 2018.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on NOVEMBER 3, 2018.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON NOVEMBER 3, 2018, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
CONDOMINIUM LAW GROUP, PLLC
10310 AURORA AVENUE N.
SEATTLE, WA 98133
(206) 633-1520